



**PLANNING COMMISSION
MEETING AGENDA**

Tuesday, February 7th 2017

City Council Chambers – 4580 S 2300 E

AGENDA

6:00 PM **PRE-MEETING / WORK SESSION** - All agenda items may be discussed during a light dinner. No decisions will be made during this portion of the meeting.

7:00 PM **1. CONVENE REGULAR MEETING** – Public Welcome & Chair Opening Statement

ACTION ITEMS

7:05 PM **2. PUBLIC HEARING – *Tanaka Mixed-Use, Conditional Use Amendment – 4381 S Highland Drive***
Applicant, Tomoko Tanaka proposes to operate a real estate office and residential use (live/work) combination use within the existing building at this address, which will amend the original permit by adding two residential units in the building – one professional office on the main level and one residential unit in the basement and one in the upper level.

7:30 PM **3. PUBLIC HEARING – *Phylden Subdivision Plat Amendment & proposed “Grand Terraces” Condominium plat – 2340 & 2350 E Phylden***
Applicant, John Pochynok proposes to vacate two lots from the Phylden Subdivision plat at this location in order to combine all abutting properties into one lot for a Conceptual and Preliminary Condominium plat approval.

8:00 PM **4. PUBLIC HEARING – *Rick Service Retail Addition – 2304 E Murray Holladay Rd***
Applicant, Rick Service will present a 1,728 square foot retail addition to his existing building located within the Holladay Village zone. The Planning Commission will review compliance with Holladay Village design standards as well as site improvements to accommodate this new retail space

8:00 PM **5. CONTINUED – *“Holladay Market” - Preliminary Site Plan - 4650 thru 4680 South Holladay Blvd.***
Applicant, Tom Henriod representing the property owners, will present a preliminary site plan for a mixed-use redevelopment project on 2.32 acres. This commercial redevelopment site is located east of the Holladay Village Square and will include Harmons as an anchor tenant. The Planning Commission will review remaining items as discussed during their January 24th meeting.

9:00 PM **6. Approval of Minutes** – 12/06/2016, 12/20/2016

DISCUSSION ITEMS

- 9:00 PM 7. Ordinance Amendments – Ordinance Amendments –**
13.08.010 Three Step Review, process clarification
13.08.100 Building Permit Zoning Compliance Review, process clarification

ADJOURN

On Friday, February 03, 2017 at 2:00 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City. The agenda was also posted at city hall, Holladay Library, city internet website at www.cityofholladay.com and state noticing website at <http://pmn.utah.gov>.

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